

WINCHESTER CITY COUNCIL
DEVELOPMENT CONTROL COMMITTEE AGENDA

Winchester City
Council
Planning Department
Development Control

TEAM MANAGER
SIGN OFF SHEET

Committee Decision

Case No:	08/02036/FUL	Valid Date	19 September 2008
W No:	21242	Recommendation Date	
Case Officer:	Elaine Walters	8 Week Date	14 November 2008
		Committee date	
Recommendation:	Application Permitted	Decision:	Committee Decision

Proposal:	Two storey extension to terrace to form 2 bedroom dwelling and modifications of existing dwelling to include new front door and porch to the front.
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Site:	7 Battery Hill Bishops Waltham Southampton Hampshire SO32 1BS
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Open Space Y/N	Legal Agreement	S.O.S	Objections	EIA Development	Monitoring Code	Previous Developed Land
y	N	N	Y	N	N	Y

DELEGATED ITEM SIGN OFF		
APPROVE Subject to the condition(s) listed	REFUSE for the reason(s) listed	
	Signature	Date
CASE OFFICER		
TEAM MANAGER		

AMENDED PLANS DATE:- 23/10/08

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Item No: 3
Case No: 08/02036/FUL / W21242
Proposal Description: Two storey extension to terrace to form 2 bedroom dwelling and modifications of existing dwelling to include new front door and porch to the front.
Address: 7 Battery Hill Bishops Waltham Southampton Hampshire SO32 1BS
Parish/Ward: Bishops Waltham
Applicants Name: A2 Dominion South Ltd.
Case Officer: Elaine Walters
Date Valid: 19 September 2008
Site Factors: Site lies within Bishops Waltham settlement
Recommendation: Application Permitted

General Comments

This application is reported to Committee as Winchester City Council own the land to which the application relates.

Amended plans were submitted following the comments of the Highways Engineer to ensure that two parking spaces are to be provided on site for the new dwelling. The original plans showed only one off-road parking space.

There is an associated application under consideration on this agenda, for a Housing Association A2 Dominion South Ltd. to erect a similar two bedroom dwelling at No.2 Battery Hill.

Site Description

The site measures 378 sq. m and comprises a two storey, end-of-terrace house, at No.7 Battery Hill and the surrounding garden land.

There are similar two storey terraces, opposite and to the rear of the application site, the rest of the street is semi-detached housing.

The terraces are off-set leaving large public and private open spaces at either end of the blocks of housing.

This site is relatively level and has a 2m high hedge to the front and side garden with a fence to No.9 at the rear.

Proposal

The applicants propose to erect a new end-of-terrace, two storey, two bedroom dwelling in materials and design to match the existing building.

A dropped kerb is proposed to provide two off-road parking spaces for the new dwelling. At present the existing dwelling does not have off-street parking and no new off-road parking spaces are proposed.

Relevant Planning History

No relevant history on this site.

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07/01420/FUL at 1 Battery Hill. [REVISED DESCRIPTION] Conversion and extension of existing house to form 4 no. 1 bedroom apartments including associated bin and cycle storage following demolition of existing garage Approved Aug 2007

08/02039/FUL at 2 Battery Hill. 2 storey extension to terrace to form two bed dwellings and alterations to existing end of terrace property including new porch. Applicant A2 Housing Association. Included elsewhere on this agenda.

Consultations

Engineers: Highways:

Initially objected and requested two parking spaces, which have now been provided as shown on amended plan numbered L-005 p1 received 23/10/08.

Now acceptable from a highway point of view subject to £3745 requested for Sustainable Transport Improvements.

Engineers: Drainage:

No objection subject to Buildings Regulations approval.

Environmental Health:

Suggest contaminated land conditions. (Condition 09)

Strategic Housing:

This land is in council ownership and Cabinet recently resolved to dispose of the site to this Registered Social Landlord. Proposal will provide much needed affordable housing. The Council will secure nomination rights via a legal agreement. The house will be built to the Code for Sustainable Homes Level 3 in accordance with the Affordable Housing Supplementary Planning Document.

Estates

Estates were approached to value the above sites for Housing. Housing sought approval to sell the land to the Housing Association via a Cabinet Report. Housing are dealing with the transfer with the assistance of Estates.

Southern Water:

Do not wish to comment on this application.

Representations:

Bishops Waltham Parish Council

Support this application for affordable housing.

4 letters received objecting to the application for the following reasons:

- Parking is a concern. 2 spaces are provided for the new dwelling but none for the old house.
- No.1 Battery Hill is also being extended to create four flats, with one parking space per flat, this standard is outdated as many households have 2 vehicles.
- This will exacerbate the existing on-street parking problem. Cars from Highfield court already park here.
- This on-street parking causes difficulties crossing the main Winchester Road where there was a recent fatal road accident.
- The character of this street will change.
- This will set a precedent and every green and corner plot will be developed.
- The open appearance of Battery Hill will be harmed by this proposal

Reasons not material to planning and therefore not addressed in this report.

- Construction traffic from No.1 has already damaged pavements, drives and grassed areas here, and this will be exacerbated which causes trip hazards.

Relevant Planning Policy:

Winchester District Local Plan Review

Proposals DP.3, H.5, H.7, T.2, T.5 and RT.3

National Planning Policy Guidance/Statements:

PPS3 Housing

Planning Considerations

Principle of development

The site lies within the settlement of Bishops Waltham where the principle of new residential development for housing is acceptable. It is intended by the applicant that the development will provide affordable housing. However the proposal is well below the policy threshold for affordable housing and so there is no requirement for this under the terms of the planning permission being recommended.

The application has also been assessed against policy DP3 which requires that new development responds positively to the character of the area.

Impact on character of area

The site is in a prominent position at the end of a terrace of two storey dwellings. At the opposite end of this terrace No.1 Battery Hill is currently being extended to form four flats. The character of Battery Hill is defined by the simple blocks of terraced, gable ended houses with large landscaped spaces at either end.

This proposal, in relation to its scale and form, is in keeping with the character and appearance of the existing terraces. The applicant has matched the design and materials of the neighboring properties, with the introduction of timber infill panels between the windows on the rear elevation.

There is still adequate green space left around the new dwelling to maintain the open landscaped character of Battery Hill. This application leaves an area of side garden, adjacent to the new dwelling which is proposed to be undeveloped.

The previous approval for the extension and conversion of No.1 Battery Hill to four flats, at the other end of the terrace, is a comparable form of development and is material to the consideration of this application. In addition, No.8 opposite has been extended, forming a similar footprint to the proposed development.

It is considered that extending this terrace of housing as proposed, would be acceptable and would not harm the visual amenity of the area.

Highways/Parking

The scheme has been amended to provide two parking spaces on site, in response to concerns raised by the Highways Engineer. At present the existing house has no off-street parking and thus it is considered that the proposal will not exacerbate on-street parking and congestion problems on the street.

Impact on neighbours

It is considered that the proposal will not harm neighbours' amenity.

There are first floor windows in the existing dwelling on site, which face toward the neighbouring property at No.9 Battery Hill to the rear. It is therefore considered that this proposal does not introduce harmful additional overlooking.

The proposed dwelling is in line with the existing terrace and therefore the new building cannot be said to be overbearing on neighbours.

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Impact on existing dwelling

As a result of this proposal the existing dwelling will lose their side garden ground. However, the dwelling retains an adequate rear garden, which is similar in size to Nos. 3&5 Battery Hill adjoining.

Planning Agreements

In seeking the financial contributions for public open space and highways improvements the Local Planning Authority has had regard to the tests laid down in Circular 05/2005 which requires the obligations to be necessary; relevant to planning; directly related to the proposed development; fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects.

Public open space and highways improvements contributions have been paid.

Recommendation

Application Permitted subject to the following condition(s):

Conditions

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2 No development shall take place until details and samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development presents a satisfactory appearance in the interests of the amenities of the area.

3 A detailed scheme for landscaping, tree and/or shrub planting shall be submitted to and approved in writing by the Local Planning Authority before development commences. The scheme shall specify species, density, planting, size and layout. The scheme approved shall be carried out in the first planting season following the occupation of the building or the completion of the development whichever is the sooner. If within a period of 5 years from the date of planting, any trees, shrubs or plants die, are removed or, in the opinion of the Local Planning Authority, become seriously damaged or defective, others of the same species and size as that originally planted shall be planted at the same place, in the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To improve the appearance of the site in the interests of visual amenity.

4 No development, or works of site preparation or clearance, shall take place until details, including plans and cross sections of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and

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damp proof course in relation thereto, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory relationship between the new development and adjacent buildings, amenity areas and trees.

5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the area.

6 Details of measures to be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the duration of the construction period. No lorry shall leave the site unless its wheels have been cleaned sufficiently to prevent mud being carried onto the highway.

Reason: In the interests of highway safety.

7 Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

8 The parking area shall be provided in accordance with the approved plans before the dwelling is first occupied and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles or other storage purposes incidental to the use of the dwelling house as a residence.

Reason: To ensure the permanent availability of parking for the property.

9 Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the Local Planning Authority. Works shall not recommence before a site assessment has been undertaken and details of the findings along with details of any remedial action required (including timing provision for implementation), has been submitted to and approved in writing by the Local Planning Authority. The development shall not be completed other than in accordance with the approved details. NB - potentially contaminated ground conditions include infilled ground, visual evidence of contamination or materials with an unusual odour or appearance.

Reason: In order to secure satisfactory development and in the interests of the safety and amenity of future occupants.

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Informatives

1. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006: DP3

2. The applicant is advised that a licence will be required to carry out highway works. Please contact: Hampshire Highways, Central Depot, Bar End Road, Winchester, SO23 9NP. (Telephone: 01962 892850).

3. All works, including demolition and construction, should only be carried out between the hours of 0800 and 1800hrs Monday to Friday and 0800 and 1300hrs Saturday and at no time on Sunday or Bank Holidays. Where allegations of noise from such works are substantiated by the Health and Housing Service, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

4. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.